



Step Inside

A rare and unique opportunity to purchase two detached properties as one offering, in the popular north Nottinghamshire town of Sutton-in-Ashfield.

THE PROPERTY

Coming to the market are Bathwood Manor & Bathwood Cottage, two substantial properties offering approximately 8500 sq.ft of accommodation in all. The two properties are configured as a stunning family home and a separate dwelling currently utilised for businesses use. Bathwood Manor is an individual architect designed detached home with substantial accommodation spanning over 3 floors, whilst Bathwood Cottage offers generous accommodation over two floors. The opportunity offers prospective purchasers the chance relocate an existing business, or start-up an entirely new enterprise in their chosen field whilst benefiting from having their main residence within the same grounds – ideal for working from home. Alternatively, converting the business premises back into a residential property offers an equally exciting prospect for multi-generation families, dependant relatives or as a development to be separated and sold separately once refurbished.

BATHWOOD MANOR

Bathwood Manor was constructed to exacting standards 11 year ago and offers approximately 5700 sq.ft of first class accommodation arranged over 3 floors. Upon entering the property you are immediately greeted by a substantial entrance hall with a ground floor W/C and much of the principle ground floor accommodation leading off which, in brief, comprises of; bespoke breakfast kitchen, dining room, sitting room, snug, garden room, utility, gym with sauna and an internal hall with secondary staircase. To the first floor there is a principle bedroom with en-suite and dressing room, 3 further double bedrooms, single bedroom/ study, family bathroom, en-suite to bedroom 2 and a substantial lounge. To the second floor there is a generous landing with a charming reading area, 3 double bedrooms, 2 bathrooms and a dressing room.









BATHWOOD COTTAGE

Bathwood Cottage has been used as a beauty clinic and academy for the past 16 years and is currently utilised for business use. The generous accommodation extends to approximately 2728 sq.ft and, in brief, the ground floor comprises of an entrance hall, 4 treatment rooms/ reception rooms, kitchen, utility and shower room. To the first floor there is a substantial landing/ waiting area, 7 treatment rooms/ bedrooms, 3 en-suites, WC and a store room.

GARDENS & GROUNDS

Bathwood Manor & Cottage enjoy a substantial and enclosed plot which is walled & fenced to all sides. Electric wrought-iron gates provide access to the grounds and the frontage benefits from both tarmac and paved driveways providing ample parking for a number of vehicles. To the rear and sides of Bathwood Manor are beautifully presented gardens. Predominantly laid to lawn, this space is enhanced by paved pathways and terraces, charming pergola with seating overlooking the garden and a purpose built outdoor bar/ entertaining area.

LOCATION

Sutton-in-Ashfield is a market town situated approximately 15 miles north of Nottinghamshire city centre. This former coal mining town has developed over the years to accommodate families over industry with the former Silverhill Colliery, the highest point in Nottinghamshire, now transformed to woodland popular with walkers. The town itself benefits from many of the amenities which you would expect a built up area to have such as shopping, dining, sport recreation facilities, schools and public transport etc. Notably, Sutton Parkway station provides rail services to Nottingham where a direct line to London can be utilised. More comprehensive amenities can be found in nearby Mansfield approximately 4 miles away.

DISTANCES

- Mansfield 3 miles
- Chesterfield 16 miles
- Nottingham 15 miles
- Kings Mill Hospital 1.5 miles
- M1 Motorway (J28) 3.5 miles
- A60 3 miles
- East Midlands Airport 26 miles

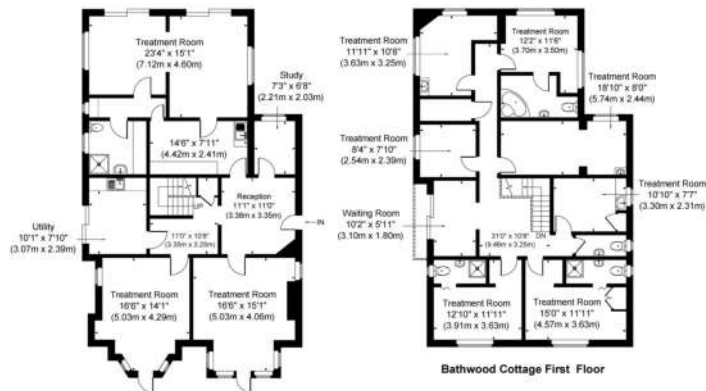
SERVICES

Mains electricity, water, drainage and gas fired central heating are understood to be connected.

TENURE

Freehold.





Bathwood Cottage First Floor

Bathwood Cottage Ground Floor



Bathwood Manor Ground Floor

Bathwood Manor First Floor

Bathwood Manor Second Floor

Bathwood Manor & Bathwood Cottage, Sutton in Ashfield
Approximate Gross Internal Area
 Bathwood Manor = 534 sq.m/5755 sq.ft
 Bathwood Cottage = 253 sq.m/2728 sq.ft
 Outbuilding = 11 sq.m/114 sq.ft
 Total = 798 sq.m/8597 sq.ft

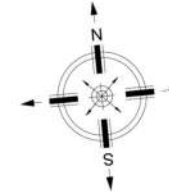


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		



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